

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-113</u>	<u>ANTONIO SANCHEZ</u>
<u>04-116</u>	<u>IGLESIA NI CRISTO</u>

APPLICANT: ANTONIO SANCHEZ

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit used auto/truck sales with a lot area of 0.77 acre (1 acre required).
- (3) Applicant is requesting to permit ancillary auto/truck repairs to occupy 60% of the gross building area (15% permitted).
- (4) Applicant is requesting to permit a landscape greenbelt varying from 5' to 7'5" (15' required).
- (5) Applicant is requesting to waive the 5' high decorative masonry wall requirements where a business lot abuts a residentially zoned property to the east.
- (6) Applicant is requesting to permit 0 shrubs along the right-of-way (169 perimeter shrubs required).
- (7) Applicants is requesting to permit a landscape open space of 18% (20% required).
- (8) Applicant is requesting to permit an auto repair facility spaced 29' from a residential district (500' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Truck Sales of Miami," as prepared by Offerle-Lerner, Architects, dated 3/24/04 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4 – 9, ELIZABETH PARK AMENDED, Plat book 4, Page 195.

LOCATION: Lying on the east side of N.W. 27 Avenue & south of N.W. 66 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.77 Acre

PRESENT ZONING: BU-2 (Business – Special)

APPLICANT: IGLESIA NI CRISTO

- (1) MODIFICATION of Condition #2 of Resolution #4ZAB-98-87, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Church of Christ,' as prepared by Wilson De Las Alas dated 10-21-86, consisting of 3 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Church of Christ,' as prepared by RNGA Rodney North Green Architecture, Inc., consisting of 8 sheets: 5 sheets dated 3-22-04 and 3 sheets dated stamped received 7/01/04 and a Boundary Survey as prepared by Manuel Felipe, P. S. M., consisting of one sheet and dated received 4/6/04."

The purpose of the request is to permit the applicant to submit a new site plan showing a new building for the religious facility.

- (2) Applicant is requesting to permit a religious facility with a height of 46'1" (35' permitted).
- (3) Applicant is requesting to waive the requirement prohibiting structures above the height of 2½' within the safe site distance triangle; permit a 6' fence within the 10' setback area of a driveway leading to a public right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), and approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the NW ¼ of the NW ¼ of the NW ¼ of Section 20, Township 52 South, Range 42 East, less the north 335'. **AND LESS:** The west 40' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of Section 20, Township 52 South, Range 42 East, less the north 335' thereof. **AND:** The east 25' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of Section 20, Township 52 South, Range 42 East, less the north 335' thereof. **AND:** The area bounded by the east line of the west 40' of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20 and bounded by the north line of the south 25' of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20, and bounded by a 25' radius arc concave to the Northeast, said arc being tangent to both of the last described lines. **AND:** The area bounded by the west line of the east 25' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20 and bounded by the north line of the south 25' of the west ½ of the NW ¼ of the NW ¼ of the NW ¼ of said Section 20, and bounded by a 25' radius arc concave to the Northwest, said arc being tangent to both of the last described lines.

LOCATION: 1011 N.E. 149 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.35 Acres Gross

PRESENT ZONING: RU-1 (Single Family Residential)